

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Hanover Pointe Replat

DEPARTMENT: Planning and Development **DIVISION:** Development Review

AUTHORIZED BY: Dori DeBord

CONTACT: Cynthia Sweet

EXT: 7443

MOTION/RECOMMENDATION:

Approve and authorize the Chairman to execute the final plat for Hanover Pointe Replat, containing 132 townhome lots on a 23.17 acre parcel zoned PUD, located on the west side of Longwood-Lake Mary Road, approximately 700 feet south of Acorn Drive, in Section 29, Township 20 S, Range 30 E – (Longwood Lake Mary, LLC., applicant).

District 4 Carlton D. Henley

Cynthia Sweet, Senior Planner

BACKGROUND:

The applicant, Longwood Lake Mary, LLC, is requesting the Board to approve the final plat for Hanover Pointe Replat, containing 132 townhome lots on a 23.17 acre parcel. This is a re-plat of the previously recorded plat of Hanover Pointe as recorded in Plat Book 73, Pages 22 through 31. The property is zoned PUD (Planned Unit Development) and is located on the west side of Longwood-Lake Mary Road, approximately 700 feet south of Acorn Drive, in Section 29, Township 20 S, Range 30 E.

The new plat consists of a change in lot sizes and a reduction in the number of lots to allow construction of a new prototype. Each lot will be served by Seminole County for public water and sewer and all internal roads are private.

The plat meets all applicable requirements of the approved Final Master Plan and Developer's Commitment Agreement for Hilltop Drive/Longwood-Lake Mary Rd PUD, Chapter 35, Section 35.44, Seminole County Land Development Code, and Chapter 177, Florida Statutes.

STAFF RECOMMENDATION:

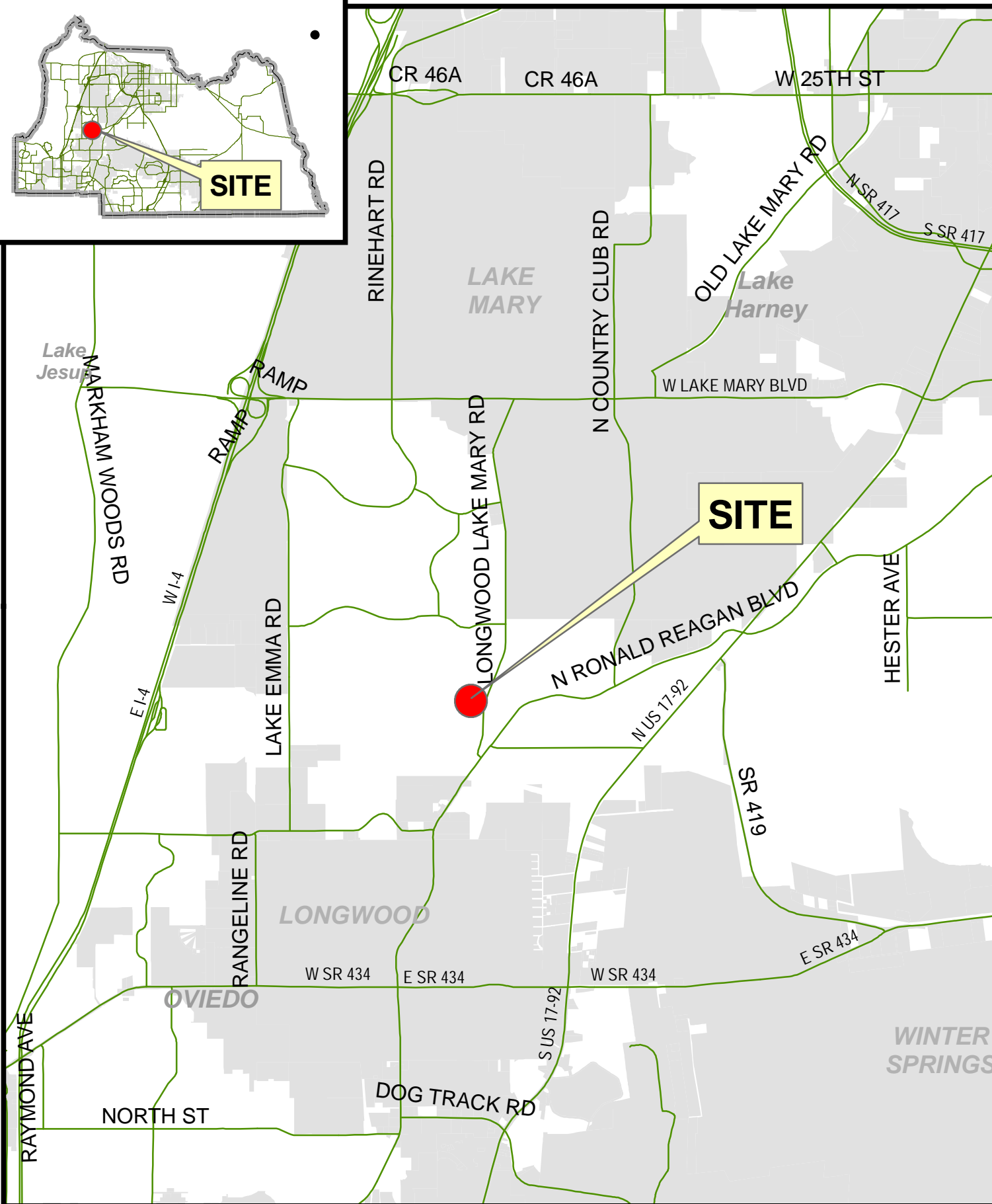
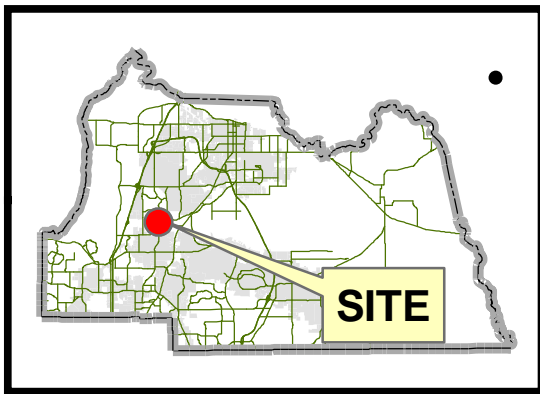
Staff recommends that the Board approve and authorize the Chairman to execute the final plat for Hanover Pointe Replat, containing 132 townhome lots on a 23.17 acre parcel zoned PUD, located on the west side of Longwood-Lake Mary Road, approximately 700 feet south of Acorn Drive, in Section 29, Township 20 S, Range 30 E – (Longwood Lake Mary, LLC., applicant).

ATTACHMENTS:

1. Maps and Aerials
2. Location Map
3. Maps and Aerials
4. Reduced Copy of Plat

Additionally Reviewed By:

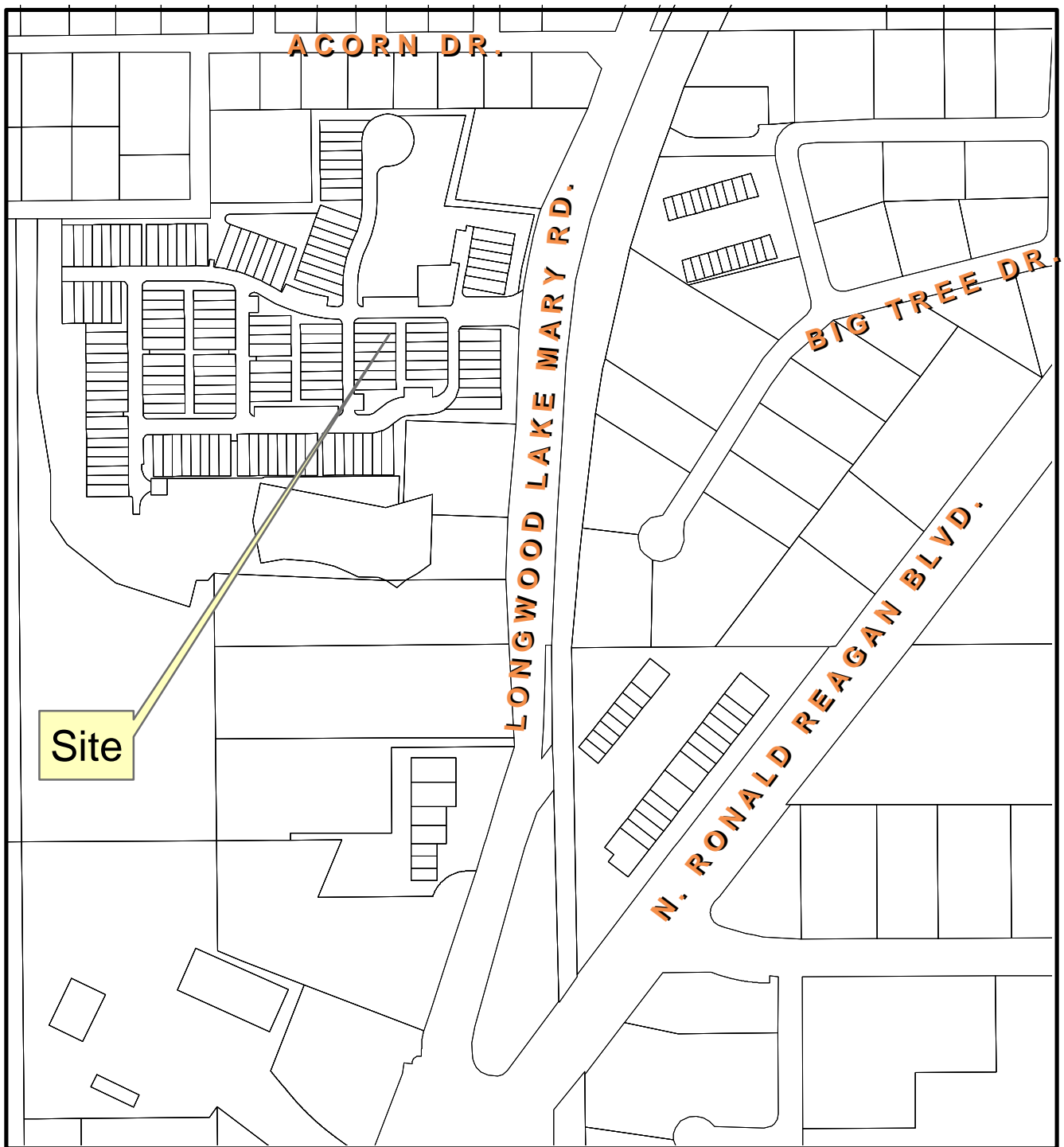
☐ County Attorney Review (Kathleen Furey-Tran)



filename: L:/pl/projects/p&z/2006/GIS/staff_report_pkgs/sitemaps_large/Z2006-0**sitemap.mxd ***/06

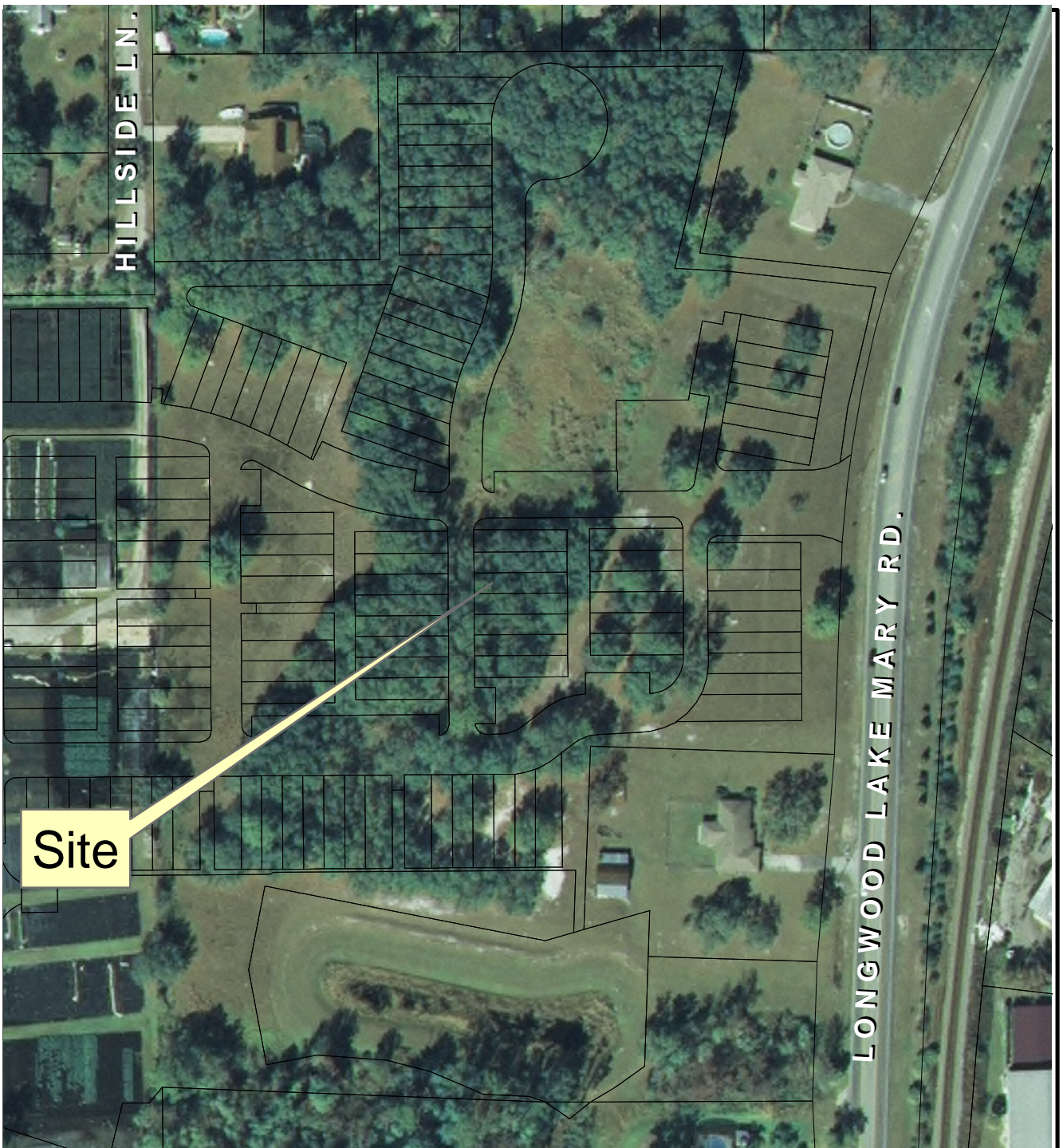
Hanover Pointe Replat

EXHIBIT A





Hanover Pointe
Replat





Hanover Pointe
Replat

-  Parcel
-  Subject Property

January 2006 Color Aerials

EXHIBIT C

HANOVER POINTE REPLAT

A REPLAT OF HANOVER POINTE
AS RECORDED IN PLAT BOOK 73, PAGES 22 THROUGH 31 OF THE
PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA AND LYING IN
SECTION 29, TOWNSHIP 20 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA

SHEET 1 OF 9

PLAT BOOK

PAGE

HANOVER POINTE REPLAT DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That Longwood Lake Mary, LLC a Florida corporation, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates the drainage, utility and access easements to the perpetual use of the public. However, nothing herein shall be construed as creating an obligation upon any governing body to perform any act of construction or maintenance within such dedicated areas except when the obligation is voluntarily assumed by the governing body.

IN WITNESS THEREOF, has caused these presents to be signed and attested to by the officers named below and its seal affixed hereto on

WITNESSES:

Longwood Lake Mary, LLC
a Florida corporation

Print Name: _____

By: Allan Goldberg

Print Name: _____

(CORPORATE SEAL)



STATE OF FLORIDA

COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this _____ day of _____ 2008 by Allan Goldberg of Longwood Lake Mary, LLC, a Florida corporation on behalf of said corporation. He is personally known to me or has produced _____ as identification.

Notary Public, State of _____
Print Name: _____
Commission No.: _____
My commission expires: _____

CERTIFICATE OF CLERK OF CIRCUIT COURT

I HEREBY CERTIFY That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on: _____ at: _____

File No: _____

CLERK OF THE COURT in and for Seminole County, Florida

BY: _____ D.C.
Maryanne Morse

CERTIFICATE OF SURVEYOR

I hereby certify that this plat is a true and correct representation of the lands surveyed, that the survey was made under my responsible direction and supervision, and that the survey data contained herein complies with all of the requirements of Chapter 177 of the Florida Statutes. I further certify that I have complied with the requirements of Chapter 177.091(?) regarding "permanent reference monuments", and that the land is located within Seminole County, Florida.

By: _____

Date: _____

James L. Rickman, P.S.M. #5633
Allen & Company
16 East Plant Street
Winter Garden, Florida 34787
Licensed Business #5723

BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, that on _____ the foregoing plat was approved by the Board of County Commissioners of Seminole County, Florida.

Brenda Carey
Chairman of the Board

ATTEST: _____

By: _____ D.C.

COUNTY SURVEYOR'S CERTIFICATE

I have reviewed this plat and find it to be in conformity with Chapter 177, Florida Statutes.

Signed: _____ Date: _____

STEVE L. WESSELS, P.L.S.
Florida Registration Number 4589
County Surveyor for Seminole County, Florida

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LEGAL DESCRIPTION:

All of HANOVER POINTE, according to the Plat thereof as recorded in Plat Book 73, Pages 22 through 31 of the Public Records of Seminole County, Florida.

Being more particularly described as follows:

PARCEL 1

COMMENCE at the North 1/4 corner of Section 29, Township 20 South, Range 30 East, Seminole County, Florida; thence run South 00°28'55" East, along the West line of the Northeast 1/4 of said Section 29, for a distance of 165.00 feet to a point on the South line of the North 89°42'17" East, along said South line, for a distance of 55.00 feet to the POINT OF BEGINNING; thence continue North 89°42'17" East, along said South line, for a distance of 348.81 feet; thence departing said South line, run South 12°17'42" West, for a distance of 200.05 feet; thence run South 83°57'17" East, for a distance of 185.09 feet to a point on the Westerly right of way line of LONGWOOD LAKE Mary Road (also known as State Road 427), said point being on a curve, concave Easterly, having a radius of 1140.00 feet, a chord bearing of South 09°24'25" West, and a chord distance of 296.41 feet; thence run Southerly along the arc of said curve, and said Westerly right of way line, through a central angle of 14°56'23" for an arc distance of 297.25 feet to the point of tangency; thence run South 01°56'13" West, along said Westerly right of way line, for a distance of 171.85 feet; thence departing said Westerly right of way line, run North 88°00'10" West, for a distance of 235.90 feet; thence run South 01°56'23" West, for a distance of 176.79 feet to a point on the Northerly line of the lands conveyed to Seminole County as recorded in Official Records Book 3087, page 1153 of the Public Records of Seminole County, Florida; thence run the following courses and distances along said lands conveyed to Seminole County: South 73°50'23" West, for a distance of 28.52 feet; thence run North 78°59'07" West, for a distance of 275.39 feet; thence run South 11°00'53" West, for a distance of 82.00 feet; thence run South 10°40'29" East, for a distance of 93.23 feet; thence run North 79°19'31" East, for a distance of 49.56 feet; thence run South 85°36'01" East, for a distance of 67.12 feet; thence run South 75°41'50" East, for a distance of 43.00 feet; thence run South 66°55'22" East, for a distance of 56.82 feet; thence run South 87°37'58" East, for a distance of 44.09 feet; thence run South 70°06'52" East, for a distance of 16.78 feet to a point on the South line of the North 1175.4 feet of said Northeast 1/4 of Section 29; thence departing said lands conveyed to Seminole County, run South 89°42'17" West, along the said South line of the North 1175.4 feet of the Northeast 1/4 of Section 29, and its Westerly projection, for a distance of 378.67 feet to a point on the Easterly line of Lot 1, Block D of Henson's Acres, as recorded in Plat Book 9, page 99 of the Public Records of Seminole County, Florida; thence run South 00°28'55" East, along said Easterly line of Lot 1, Block D, for a distance of 557.50 feet to the Southeast corner of said Lot 1, Block D; thence run South 89°37'58" West, along the South line of said

Block D, for a distance of 402.96 feet to the Southwest corner of Lot 2 of said Block D; thence run North 00°23'28" West, along the West line of said Lot 2, Block D, for a distance of 1332.78 feet to the Northwest corner of said Lot 2, Block D; thence run North 89°39'02" East, along the North line of said Block D, for a distance of 400.84 feet to the Northeast corner of said Lot 1, Block D, said point also being on the Easterly and Southerly right of way line of Hill Top Drive, a 50 foot wide right of way as shown on the aforesaid plat of Henson's Acres; thence run North 00°28'55" West, along the Easterly right of way line of Hill Top Drive, for a distance of 35.06 feet; thence departing said Easterly right of way line, run North 89°24'23" East, for a distance of 220.09 feet; thence run North 00°28'55" West, for a distance of 199.06 feet to the POINT OF BEGINNING.

LESS AND EXCEPT

Tract "D", Lift Station, of HANOVER POINTE, according to the Plat thereof as recorded in Plat Book 73, Pages 22 through 31 of the Public Records of Seminole County, Florida.

Containing 1,006,411 square feet, or 23.10 acres, more or less.

TOGETHER WITH PARCEL 2

A portion of the Northeast 1/4 of Section 29, Township 20 South, Range 30 East, Seminole County, Florida, being more particularly described as follows:

COMMENCE at the North 1/4 corner of Section 29, Township 20 South, Range 30 East, Seminole County, Florida; thence run South 00°28'55" East, along the West line of the Northeast 1/4 of said Section 29, for a distance of 1175.41 feet to the South line of the North 1175.4 feet of the said Northeast 1/4 of Section 29; thence departing said West line, run North 89°42'17" East, along said South line, for a distance of 257.08 feet to the POINT OF BEGINNING; thence departing said South line, run along the Easterly boundary of those lands conveyed to Seminole County in Official Records Book 3087, page 1153 the following courses and distances: North 59°18'50" East, for a distance of 24.29 feet; thence run North 55°14'15" East, for a distance of 38.39 feet; thence run North 01°41'45" East, for a distance of 106.19 feet; thence departing said Easterly boundary, run South 88°08'38" East, for a distance of 163.08 feet to a point on the Westerly right of way line of LONGWOOD LAKE Mary Road (also known as State Road 427); thence run South 01°56'13" West, along said Westerly right of way line, for a distance of 134.12 feet to a point on the aforesaid South line of the North 1175.4 feet of the Northeast 1/4 of Section 29; thence departing said Westerly right of way line, run South 89°42'17" West, along said South line, for a distance of 214.03 feet to the POINT OF BEGINNING.

Subject to the permanent drainage easement as recorded in Official Records Book 3087, page 1150 of the Public Records of Seminole County, Florida.

Containing 23,171.74 square feet, or 0.53 acres, more or less.

LEGEND:

CL denotes centerline

O.R. denotes Official Records Book

P.C. denotes page

P.C. denotes point of curvature

P.T. denotes point of tangency

P.I. denotes point of intersection

R.P. denotes radius point

(N.R.) denotes non-radial

CCR # denotes Certified Corner Record Number

R/W denotes right-of-way

• denotes change in direction

└ denotes change in direction along right-of-way lines

LB denotes licensed business

⊙ denotes set 1/2" iron rod and/or nail & disk stamped "P.C.P. LB# 6723" permanent control point

G.I.S. denotes Geographic Information System

■ denotes set 4" x 4" concrete monument stamped "P.R.M. LB #6723" permanent reference monument

P.R.M. denotes Permanent Reference Monument

▨ denotes easement area

U.E. denotes utility easement

D.E. denotes drainage easement

W.L.E. denotes wall & landscape easement

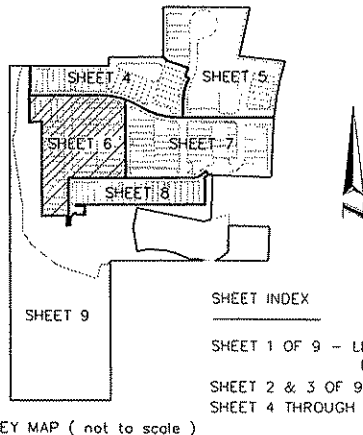
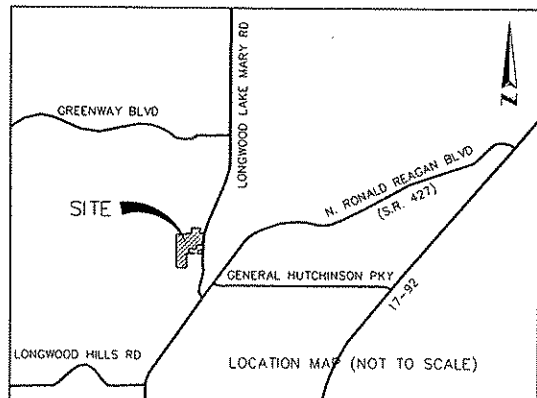
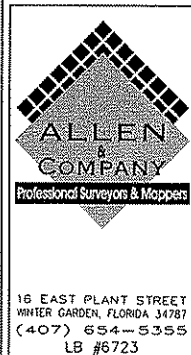


EXHIBIT D

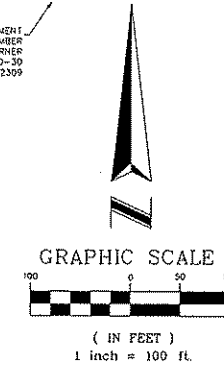
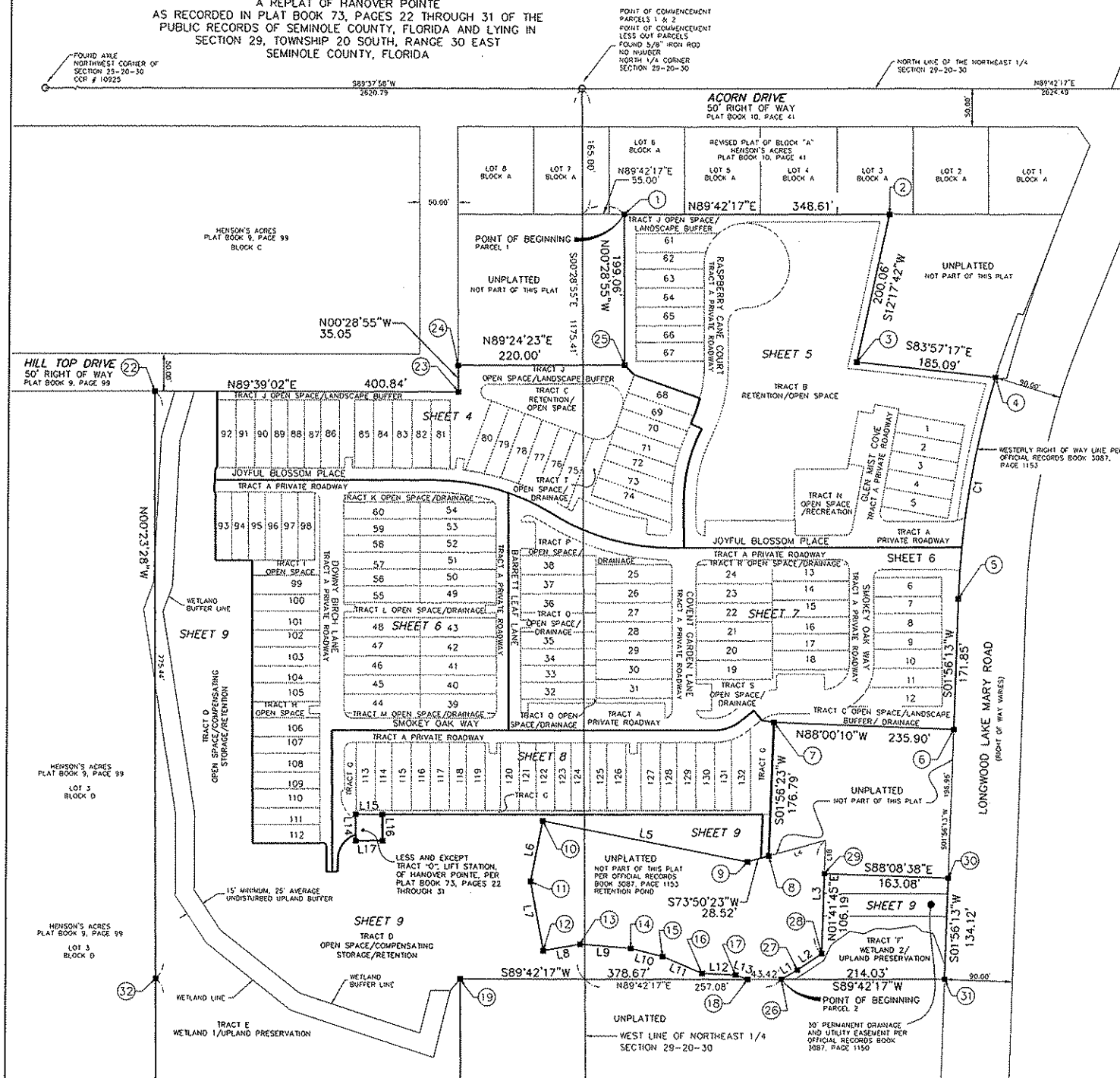
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PLAT BOOK

PAGE



NUMBER	NORTHING	EASTING
1	1597032.8614	547764.2816
2	1597034.8574	548112.8937
3	1596839.1855	548070.2922
4	1596819.6934	548254.3509
5	1596527.2695	548205.9044
6	1596355.9192	548200.0957
7	1596363.7407	547964.3351
8	1596187.0503	547958.3509
9	1596179.1133	547930.9608
10	1596231.7300	547660.6441
11	1596151.2407	547644.9770
12	1596059.6240	547662.2461
13	1596068.8041	547710.9485
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21	1595461.2910	547154.5312
22	1596794.0350	547145.4367
23	1596795.4803	547946.2738
24	1596831.5282	547945.3790
25	1596833.8074	547765.9672
26	1596023.5329	547974.8734
27	1596035.9276	547995.7600
28	1596057.8166	548027.2983
29	1596163.9586	548030.4409
30	1596158.6762	548193.4384
31	1596024.6356	548188.9051
32	1596018.6147	547150.7281
GIS-112	1588255.4130	613868.1800
GIS-125	1576424.9300	564284.7410

LINE	LENGTH	BEARING
L1	24.29'	S59°18'50"W
L2	38.39'	S55°14'15"W
L3	150.57'	N01°41'45"E
L4	76.42'	N73°50'23"E
L5	275.39'	S78°59'07"E
L6	82.00'	N11°00'53"E
L7	93.23'	N10°40'29"W
L8	49.56'	S79°19'31"W
L9	67.12'	N85°36'01"W
L10	43.00'	N75°41'50"W
L11	56.62'	N66°55'22"W
L12	44.09'	N87°37'56"W
L13	16.78'	N70°08'52"W
L14	35.00'	N00°23'28"W
L15	35.00'	N89°36'32"E
L16	35.00'	S00°23'28"E
L17	35.00'	S89°36'32"W
L18	44.38'	S01°41'45"W

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	297.25	1140.00	14°56'23"	296.41	S09°24'25"W

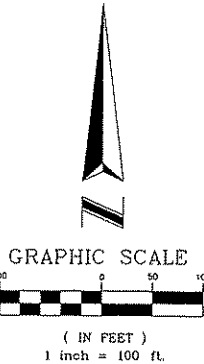
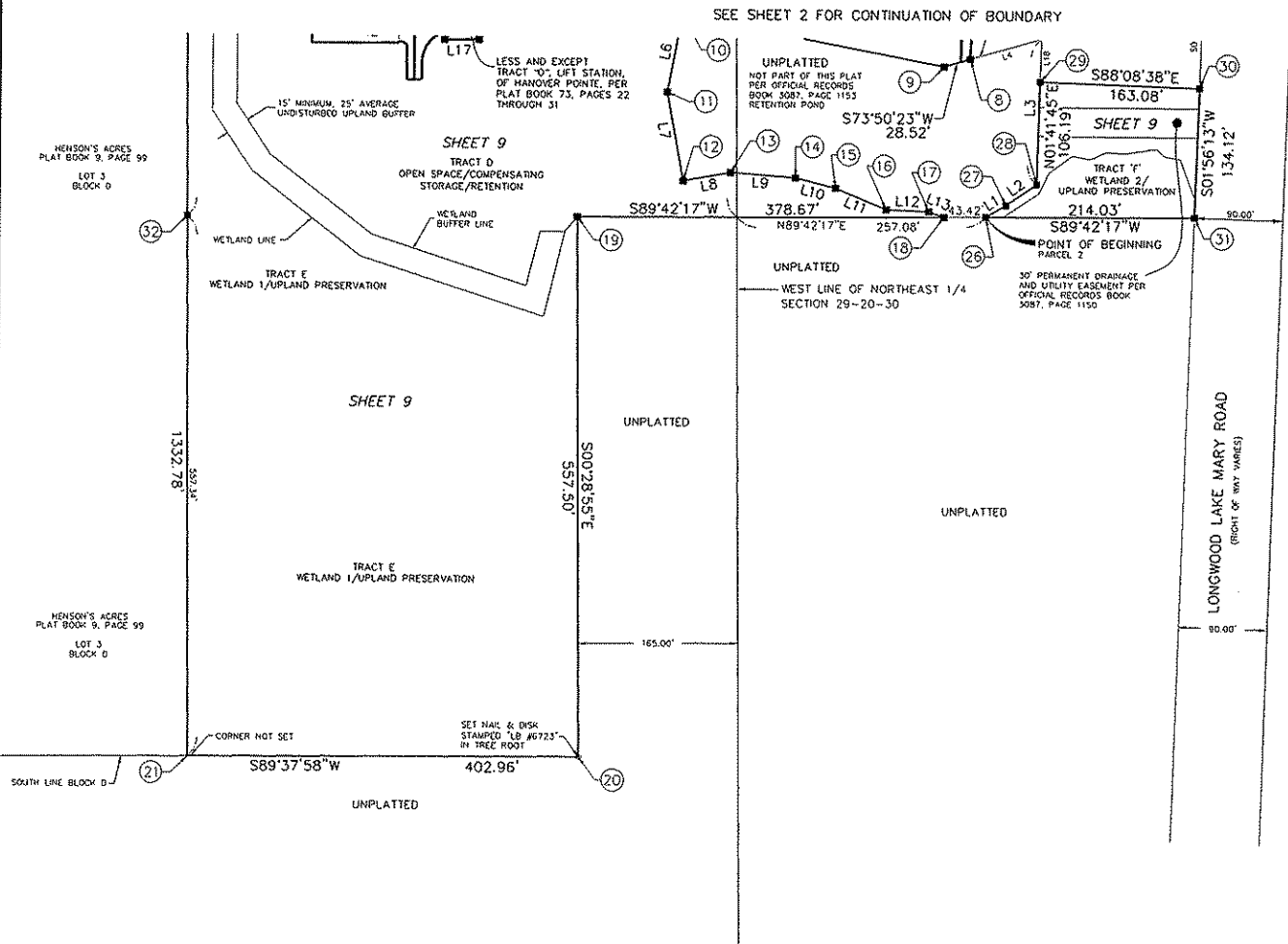
SHEET INDEX:

- SHEET 1 OF 10 - LEGAL DESCRIPTION, NOTES, DEDICATION, & LEGEND
- SHEETS 2 & 3 OF 10 - BOUNDARY INFORMATION
- SHEETS 4 THROUGH 10 OF 10 - GEOMETRY



HANOVER POINTE REPLAT

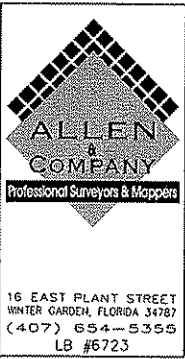
A REPLAT OF HANOVER POINTE
AS RECORDED IN PLAT BOOK 73, PAGES 22 THROUGH 31 OF THE
PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA AND LYING IN
SECTION 29, TOWNSHIP 20 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA



STATE PLANE COORDINATES		
NUMBER	NORTHING	EASTING
1	1587032.8814	547764.2916
2	1597034.6574	548112.8837
3	1596839.1855	548070.2922
4	1596819.6934	548254.3509
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LINE TABLE		
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SHEETS 2 & 3 OF 10 - BOUNDARY INFORMATION
SHEETS 4 THROUGH 10 OF 10 - GEOMETRY

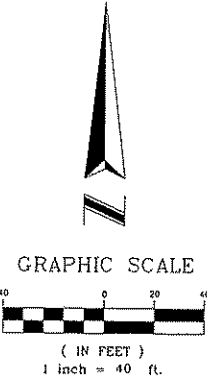


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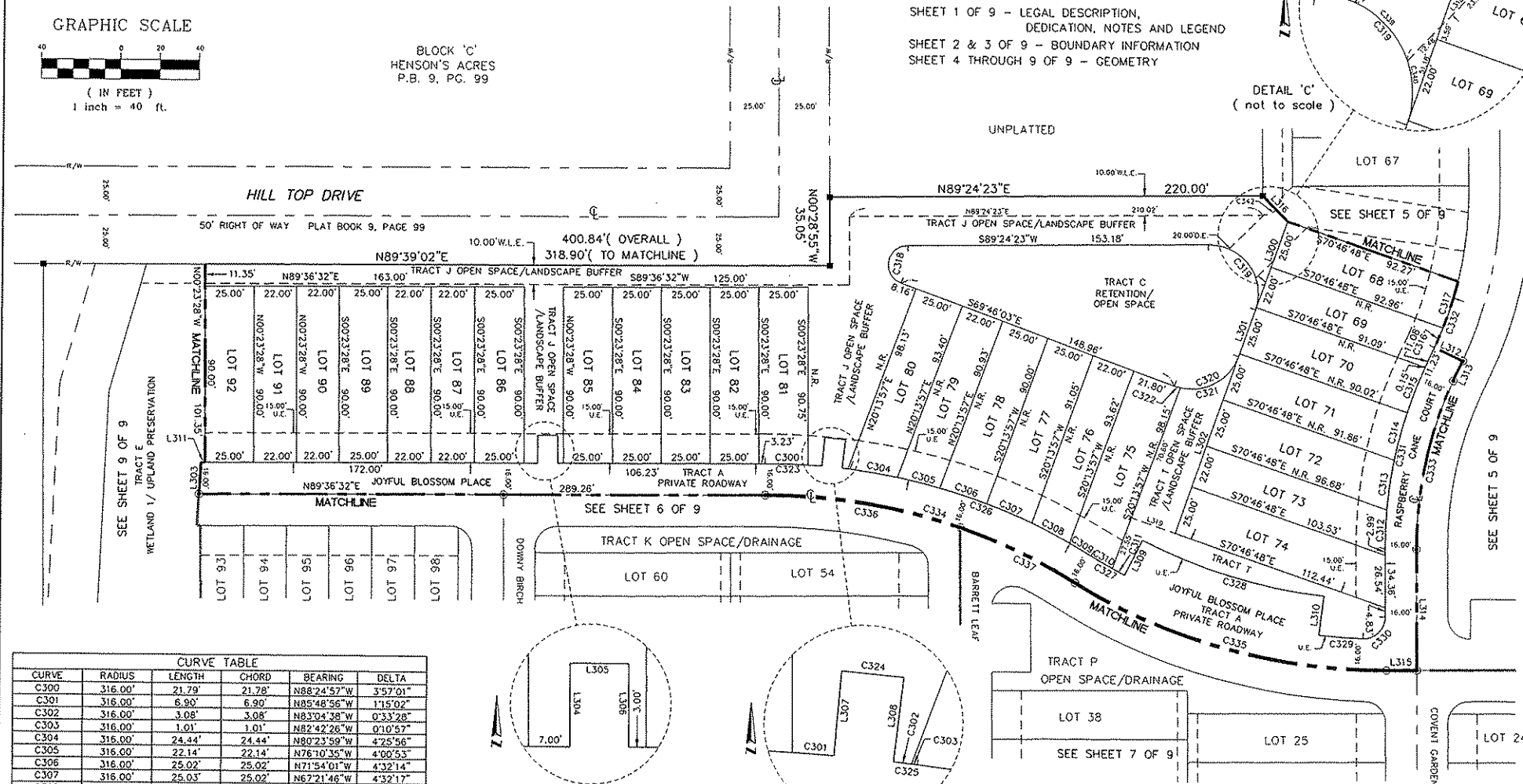
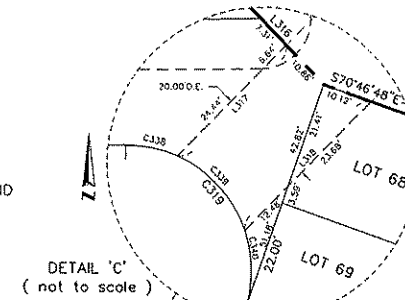
SHEET 4 OF 9

PLAT BOOK _____ PAGE _____

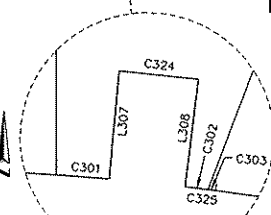
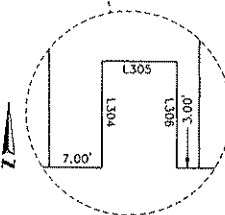


SHEET INDEX

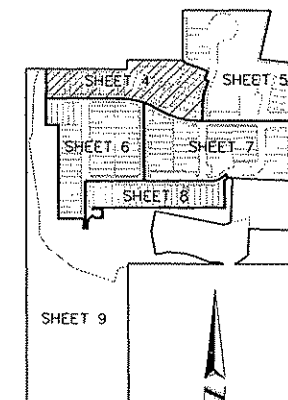
SHEET 1 OF 9 - LEGAL DESCRIPTION,
DEDICATION, NOTES AND LEGEND
SHEET 2 & 3 OF 9 - BOUNDARY INFORMATION
SHEET 4 THROUGH 9 OF 9 - GEOMETRY



CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C300	316.00'	21.79'	21.78'	N88°24'57"W
C301	316.00'	6.90'	6.90'	N85°48'56"W
C302	316.00'	3.08'	3.08'	N83°04'38"W
C303	316.00'	1.01'	1.01'	N82°42'26"W
C304	316.00'	24.44'	24.44'	N80°23'59"W
C305	316.00'	22.14'	22.14'	N76°10'35"W
C306	316.00'	25.02'	25.02'	N71°54'01"W
C307	316.00'	25.03'	25.02'	N67°21'46"W
C308	316.00'	22.16'	22.15'	N63°05'06"W
C309	316.00'	12.87'	12.86'	N59°54'37"W
C310	284.00'	12.51'	12.51'	S60°00'19"E
C311	284.00'	7.11'	7.11'	S61°59'03"E
C312	215.00'	20.07'	20.06'	S02°16'13"W
C313	215.00'	25.47'	25.46'	S08°18'37"W
C314	215.00'	25.08'	25.07'	S15°00'56"W
C315	215.00'	24.88'	24.87'	S21°36'32"W
C316	184.00'	11.00'	11.00'	N23°13'45"E
C317	184.00'	25.03'	25.01'	N17°37'08"E
C318	10.00'	27.78'	18.67'	S09°49'10"W
C319	25.00'	47.92'	40.91'	N35°41'13"W
C320	25.00'	39.71'	35.67'	N64°43'34"E
C321	25.00'	36.51'	33.35'	N61°03'11"E
C322	25.00'	3.21'	3.20'	S73°26'27"E
C323	316.00'	28.68'	28.67'	N87°47'26"W
C324	330.50'	10.53'	10.53'	N84°16'24"W
C325	316.00'	4.08'	4.08'	N82°59'10"W
C326	316.00'	131.66'	130.71'	N70°40'48"W
C327	284.00'	19.62'	19.61'	S60°43'21"E
C328	264.00'	96.00'	95.48'	S73°03'28"E
C329	284.00'	22.64'	22.63'	S85°41'54"E
C330	11.00'	17.74'	15.88'	N45°48'49"E
C331	216.00'	95.50'	94.73'	S12°16'33"W
C332	184.00'	36.03'	35.98'	N19°19'56"E
C333	200.00'	88.43'	87.71'	S12°16'33"W
C334	300.00'	165.70'	163.61'	N74°34'03"W
C335	300.00'	165.70'	163.61'	S74°34'03"E
C336	300.00'	100.19'	99.72'	N80°49'25"W
C337	300.00'	65.52'	65.38'	N65°00'00"W
C338	25.00'	10.65'	10.60'	N78°21'21"W
C339	25.00'	20.61'	20.03'	N42°30'22"W
C340	25.00'	16.63'	16.33'	N00°09'47"E
C342	10.00'	7.57'	7.39'	N67°42'23"E



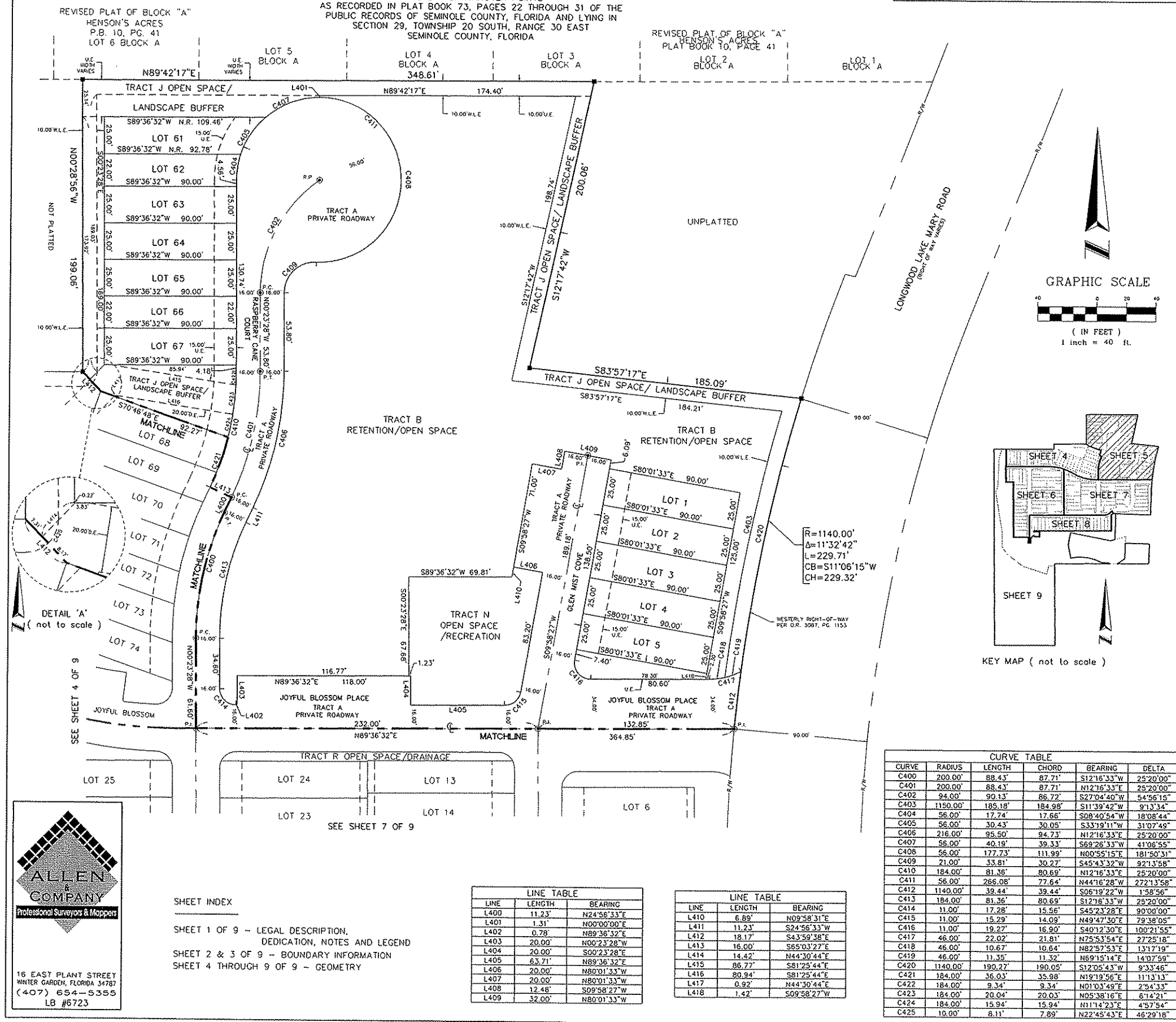
LINE TABLE		
LINE	LENGTH	BEARING
L300	48.12'	N19°13'12"E
L301	25.45'	N19°13'12"E
L302	95.43'	N19°13'12"E
L303	16.03'	N03°17'13"E
L304	14.27'	N00°23'28"W
L305	10.00'	N89°36'32"E
L306	14.27'	S00°23'28"E
L307	14.50'	N04°54'01"E
L308	14.50'	S06°33'11"W
L309	20.00'	N26°29'31"E
L310	20.00'	S07°23'32"W
L311	2.00'	N89°36'32"E
L312	16.00'	S65°03'27"E
L313	11.23'	N24°56'33"E
L314	61.60'	N00°23'28"W
L315	15.52'	N89°36'32"E
L316	18.17'	S43°59'38"E
L317	31.07'	N44°30'44"E
L318	36.15'	N44°30'44"E



SHEET 5 OF 9 | PLAT BOOK _____ PAGE _____

A REPLAT OF HANOVER POINTE
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SEMINOLE COUNTY, FLORIDA

REVISED PLAT OF BLOCK "A"
HENSON'S ACRES
PLAT BOOK 10, PAGE 41

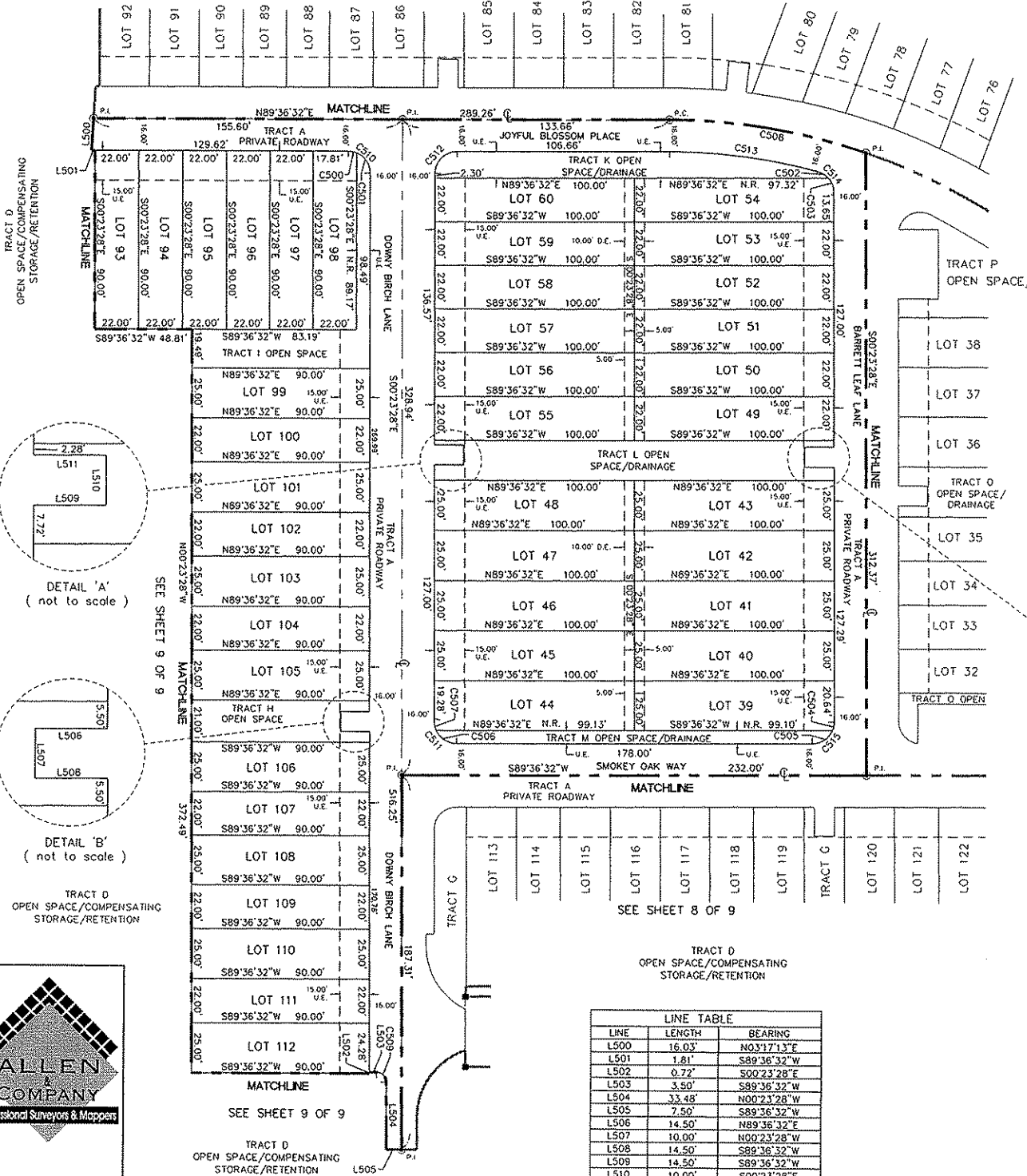


HANOVER POINTE REPLAT

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AS RECORDED IN PLAT BOOK 73, PAGES 22 THROUGH 31 OF THE
PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA AND LYING IN
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SEMINOLE COUNTY, FLORIDA

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SEE SHEET 4 OF 9

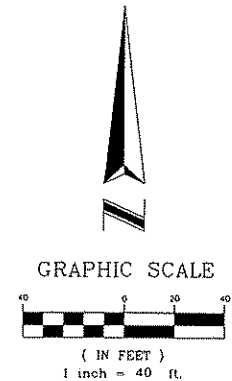


DETAIL 'A'
(not to scale)

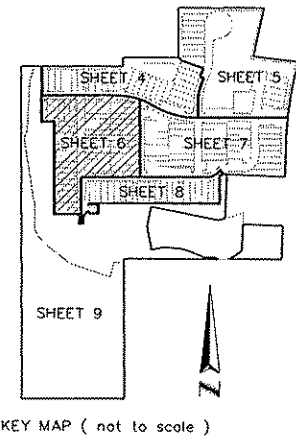
DETAIL 'B'
(not to scale)

DETAIL 'C'
(not to scale)

LINE TABLE		
LINE	LENGTH	BEARING
L500	16.03'	N03°17'13"E
L501	1.81'	S89°36'32"W
L502	0.72'	S00°23'28"E
L503	3.50'	S89°36'32"W
L504	33.48'	N00°23'28"W
L505	7.50'	S89°36'32"W
L506	14.50'	N89°36'32"E
L507	10.00'	N00°23'28"W
L508	14.50'	S89°36'32"W
L509	14.50'	S89°36'32"W
L510	10.00'	S00°23'28"E
L511	14.50'	N89°36'32"E
L512	14.50'	N89°36'32"E
L513	10.00'	N00°23'28"W
L514	14.50'	S89°36'32"W



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA
C500	11.00'	4.30'	4.27'	N79°12'11"W	22°22'34"
C501	11.00'	12.98'	12.24'	N34°12'11"W	67°32'26"
C502	11.13'	6.53'	6.44'	N58°11'34"W	33°36'23"
C503	11.13'	9.02'	8.77'	N18°10'41"W	46°25'24"
C504	11.00'	4.48'	4.45'	N11°16'25"E	23°19'45"
C505	11.00'	12.80'	12.09'	N56°16'25"E	66°40'16"
C506	11.13'	12.81'	12.11'	S57°07'21"E	65°57'02"
C507	11.13'	5.85'	5.79'	S09°04'22"E	30°08'56"
C508	300.00'	100.19'	99.72'	N80°49'25"W	19°08'05"
C509	5.00'	7.85'	7.07'	N45°23'28"W	90°00'00"
C510	11.00'	17.28'	15.56'	N45°23'28"W	90°00'00"
C511	11.13'	18.66'	16.55'	S42°02'53"E	86°05'58"
C512	11.00'	17.28'	15.56'	S44°36'32"W	90°00'00"
C513	284.00'	75.08'	74.86'	N82°49'02"W	15°08'52"
C514	11.13'	15.55'	14.31'	N34°38'52"W	80°01'47"
C515	11.00'	17.28'	15.56'	N44°36'32"E	90°00'00"



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SHEET 4 THROUGH 9 OF 9 - GEOMETRY

ALLEN & COMPANY
Professional Surveyors & Mappers

16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355
LB #6723

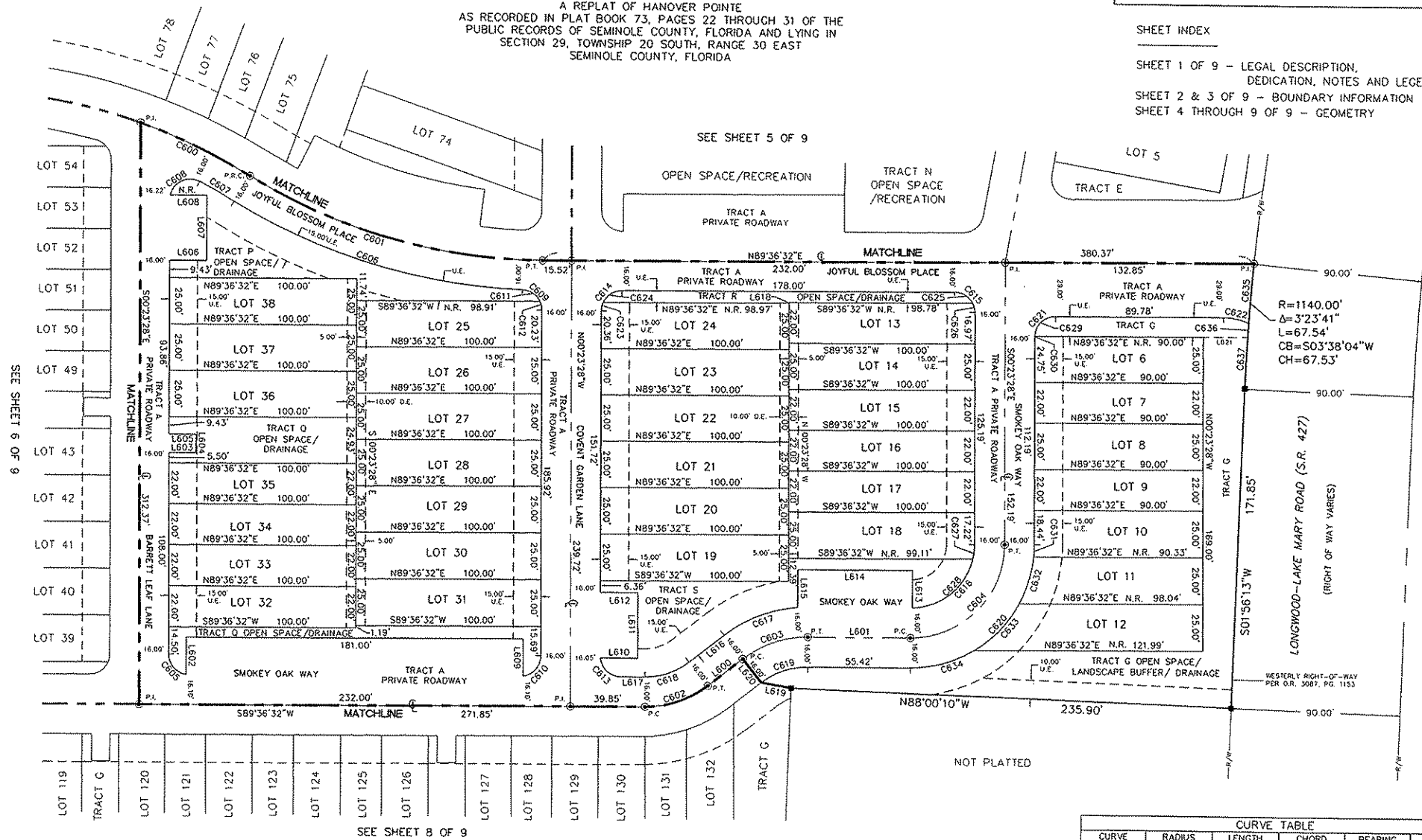
HANOVER POINTE REPLAT

A REPLAT OF HANOVER POINTE
AS RECORDED IN PLAT BOOK 73, PAGES 22 THROUGH 31 OF THE
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SHEET 1 OF 9 - LEGAL DESCRIPTION,
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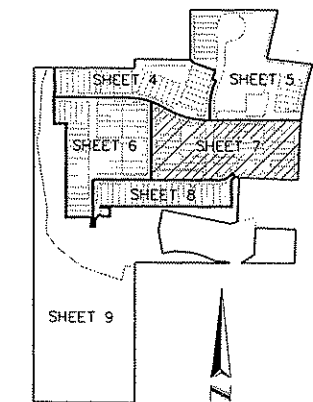
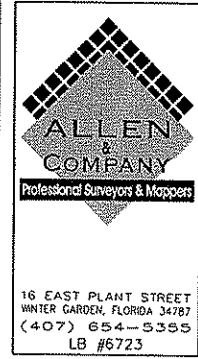
R=1140.00'
Δ=3°23'41"
L=67.54'
CB=S03°38'04"W
CH=67.53'

LONGWOOD-LAKE MARY ROAD (S.R. 427)
(RIGHT OF WAY VARIES)

WESTERLY RIGHT-OF-WAY
PER D.R. 3007, PG. 1153

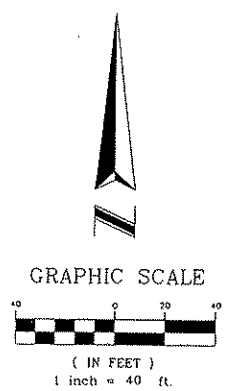
SEE SHEET 8 OF 9

NOT PLATTED



KEY MAP (not to scale)

LINE	LENGTH	BEARING
L600	23.54'	S51°37'40"W
L601	55.42'	S89°52'17"W
L602	19.80'	S00°23'28"E
L603	14.60'	N89°36'32"E
L604	10.00'	N00°23'28"W
L605	14.50'	S89°36'32"W
L606	20.00'	N89°36'32"E
L607	35.00'	N00°23'28"W
L608	19.78'	S89°36'32"W
L609	19.90'	N00°23'28"E
L610	19.95'	S89°36'32"W
L611	35.00'	S00°23'28"E
L612	20.00'	N89°36'32"E
L613	19.99'	S00°07'43"E
L614	62.00'	N89°52'17"E
L615	20.21'	N00°07'43"W
L616	23.54'	S51°37'40"W
L617	12.85'	S89°36'32"W
L618	0.39'	N00°23'28"W
L619	16.20'	S80°17'38"E
L620	16.00'	S38°22'20"E
L621	23.57'	N89°36'32"E

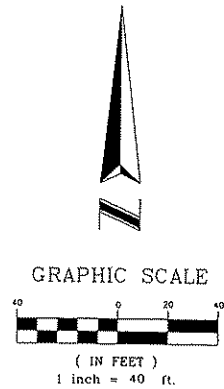


CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C600	300.00'	65.52'	65.38'	N65°00'00"W	12°30'45"
C601	300.00'	165.70'	163.61'	S74°34'03"E	31°38'50"
C602	54.00'	35.80'	35.14'	N70°37'06"E	37°58'53"
C603	56.00'	37.38'	36.69'	S70°44'58"W	38°14'37"
C604	50.00'	78.77'	70.87'	N44°44'25"E	90°15'44"
C605	11.00'	15.77'	14.46'	S41°28'20"E	82°09'45"
C606	316.00'	163.45'	161.63'	S73°33'43"E	29°38'10"
C607	284.00'	21.45'	21.44'	N60°54'25"W	4°19'36"
C608	11.00'	20.13'	17.44'	S64°28'30"W	104°52'34"
C609	11.00'	16.89'	15.28'	N44°23'08"W	87°59'20"
C610	11.00'	15.77'	14.46'	N40°41'25"E	82°09'45"
C611	11.00'	4.93'	4.89'	N57°13'31"W	62°18'33"
C612	11.00'	16.28'	14.83'	N31°13'51"W	25°40'47"
C613	11.00'	17.28'	15.56'	S44°36'32"W	90°00'00"
C614	11.00'	17.28'	15.56'	N45°23'28"W	90°00'00"
C615	33.95'	52.53'	47.45'	N43°51'21"E	88°39'19"
C616	72.00'	42.52'	41.90'	S68°32'45"W	33°50'11"
C617	38.00'	25.19'	24.73'	N70°37'06"E	37°58'53"
C618	40.00'	26.70'	26.21'	S70°44'58"W	38°14'37"
C619	66.00'	103.97'	93.55'	N44°44'25"E	90°15'44"
C620	11.00'	17.28'	15.56'	S44°36'32"W	90°00'00"
C621	31.00'	13.76'	13.65'	N77°40'28"W	25°25'59"
C622	11.00'	4.79'	4.75'	S12°05'15"W	24°57'25"
C623	11.00'	12.49'	11.83'	S57°05'16"W	65°02'35"
C624	11.00'	12.05'	11.46'	N59°00'37"W	62°45'41"
C625	11.00'	5.23'	5.18'	N14°00'37"W	27°14'19"
C626	33.95'	7.84'	7.83'	N06°08'50"E	13°14'17"
C627	33.95'	44.69'	41.53'	N50°28'29"E	75°25'02"
C628	11.00'	17.03'	15.38'	S45°15'31"W	88°42'04"
C629	11.00'	0.25'	0.25'	S00°15'31"W	11°17'56"
C630	66.00'	6.57'	6.57'	N02°27'46"E	5°42'27"
C631	66.00'	26.34'	26.16'	N16°44'53"E	22°51'46"
C632	66.00'	35.03'	34.62'	N43°23'11"E	30°24'50"
C633	66.00'	35.03'	35.58'	N74°13'56"E	31°16'41"
C634	1140.00'	32.12'	32.12'	S04°31'28"W	1°38'52"
C635	1140.00'	7.76'	7.76'	S03°31'29"W	0°23'25"
C636	1140.00'	27.65'	27.65'	S02°37'55"W	1°23'24"

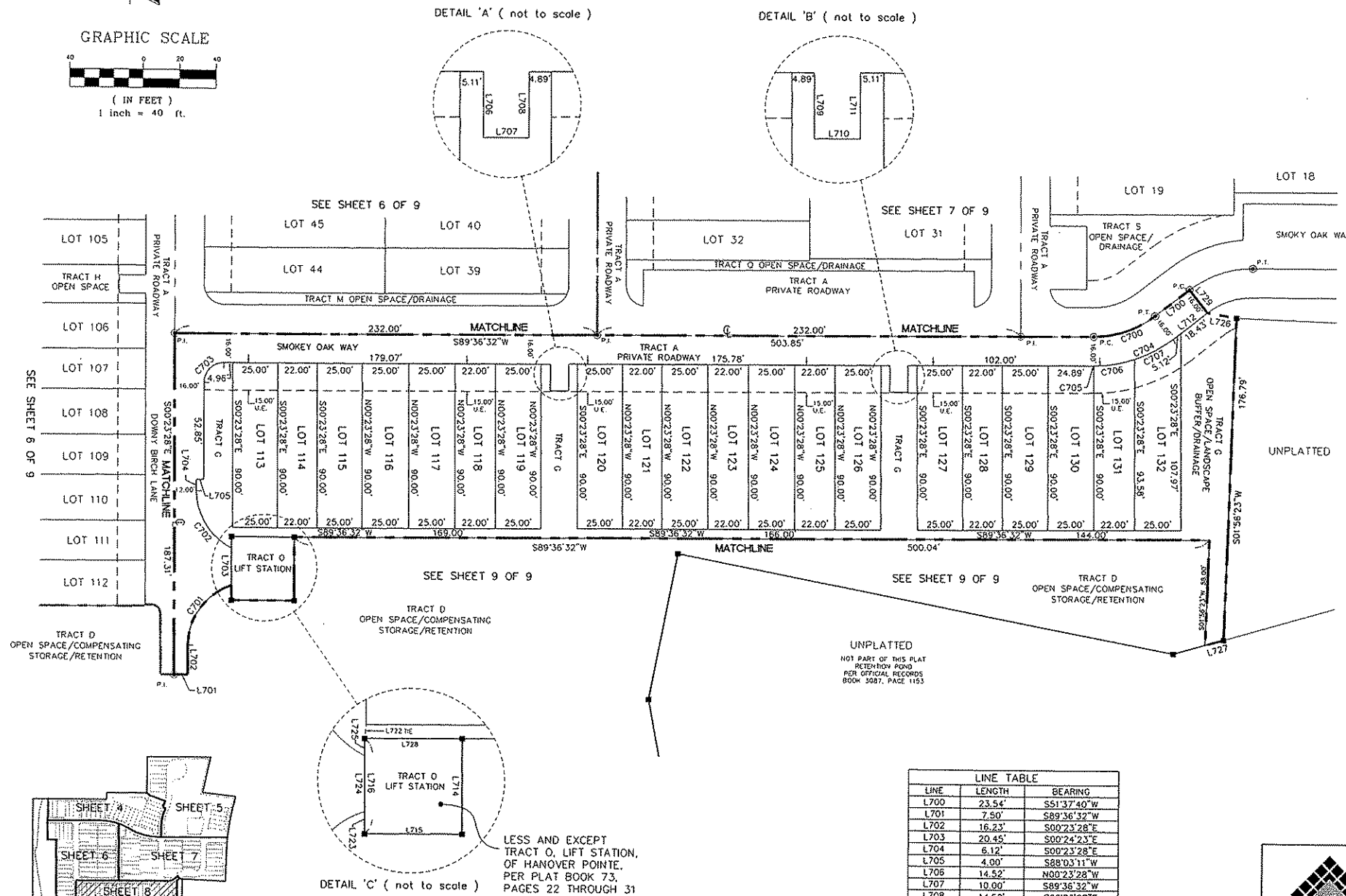
HANOVER POINTE REPLAT

A REPLAT OF HANOVER POINTE
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CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C700	54.00'	35.80'	35.14'	N70°37'06"E
C701	35.05'	43.72'	40.94'	S35°23'54"W
C702	35.00'	38.85'	36.88'	S32°11'16"E
C703	11.00'	17.28'	15.58'	S44°36'32"W
C704	70.00'	46.40'	45.56'	N70°37'06"E
C705	70.00'	0.11'	0.11'	N89°33'49"E
C706	70.00'	22.39'	22.29'	N80°21'26"E
C707	70.00'	23.91'	23.79'	N61°24'43"E



LINE TABLE		
LINE	LENGTH	BEARING
L700	23.54'	S51°37'40"W
L701	7.50'	S89°36'32"W
L702	16.23'	S00°23'28"E
L703	20.45'	S00°24'23"E
L704	6.12'	S00°23'28"E
L705	4.00'	S88°03'11"W
L706	14.52'	N00°23'28"W
L707	10.00'	S89°36'32"W
L708	14.52'	S00°23'28"E
L709	14.52'	N00°23'28"W
L710	10.00'	S89°36'32"W
L711	14.52'	S00°23'28"E
L712	23.54'	S51°37'40"W
L713	35.00'	N00°23'28"W
L714	35.00'	N89°36'32"E
L715	35.00'	S00°23'28"E
L716	35.00'	S00°23'28"E
L717	5.11'	N05°28'27"E
L718	5.21'	S00°21'08"E
L719	20.45'	N00°24'23"W
L720	6.35'	N00°23'28"W
L721	16.20'	S80°17'38"E
L722	10.52'	N73°50'23"E
L723	52.50'	S89°36'32"W

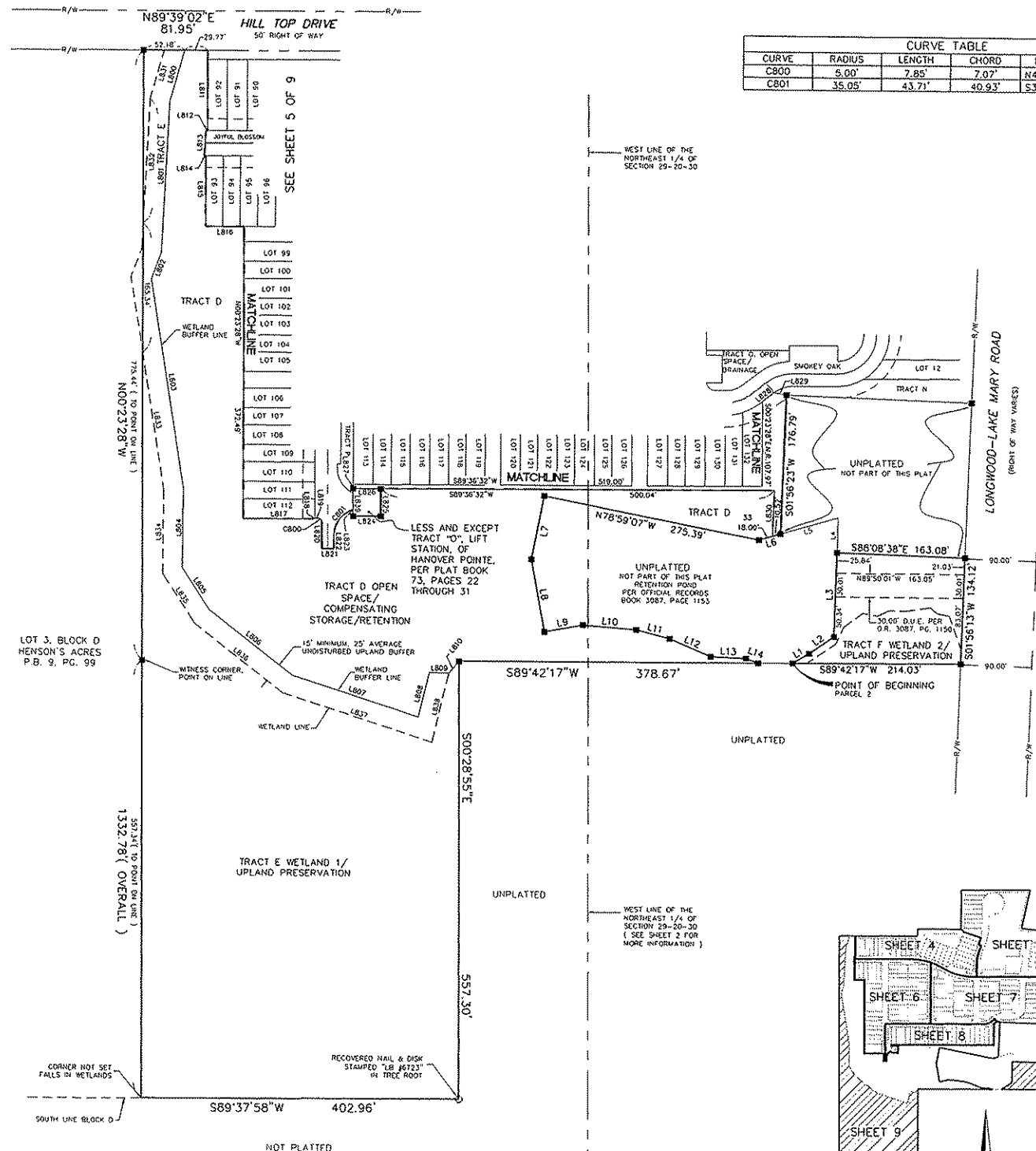
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HANOVER POINTE REPLAT

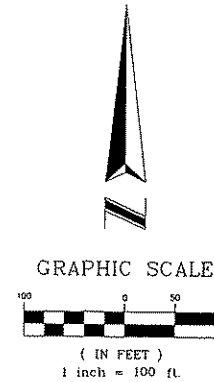
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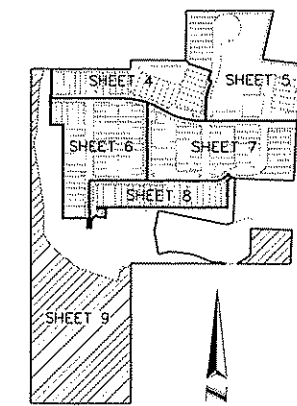
PLAT BOOK _____ PAGE _____



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C800	5.00'	7.85'	7.07'	N45°23'28\"W	90°00'00\"
C801	35.05'	43.71'	40.93'	S39°23'37\"W	71°26'56\"



LINE TABLE		
LINE	LENGTH	BEARING
L1	24.29	S59°18'50\"W
L2	38.39	S55°14'15\"W
L3	106.19	S01°41'45\"W
L4	44.38	S01°41'45\"W
L5	76.42	N73°50'23\"E
L6	28.52	N73°50'23\"E
L7	82.00	N11°00'53\"E
L8	93.23	N10°50'29\"W
L9	49.56	S79°19'31\"W
L10	67.12	N85°36'01\"W
L11	43.00	N75°41'50\"W
L12	56.62	N86°55'22\"W
L13	44.09	N87°37'56\"W
L14	16.78	N70°06'52\"W
L800	67.96	N15°50'16\"E
L801	192.54	N02°37'49\"E
L802	35.37	N20°09'01\"E
L803	270.56	N09°13'50\"W
L804	100.46	N00°16'29\"E
L805	62.66	N33°34'33\"W
L806	134.16	N52°00'41\"W
L807	167.40	N72°00'07\"W
L808	58.42	S13°38'21\"W
L809	25.72	N89°55'57\"W
L810	19.68	N40°20'31\"E
L811	101.35	N00°23'28\"W
L812	2.00	N89°56'32\"E
L813	32.07	N03°17'13\"E
L814	1.81	S89°36'32\"W
L815	90.00	S00°23'28\"E
L816	48.81	S89°36'32\"W
L817	90.00	S89°36'32\"W
L818	0.72	S00°23'28\"E
L819	3.50	S89°36'32\"W
L820	33.48	N00°23'28\"W
L821	15.00	S89°36'32\"W
L822	16.23	S00°23'28\"E
L823	8.20	S00°23'28\"E
L824	35.00	N89°36'32\"E
L825	35.00	N00°23'28\"W
L826	35.00	S89°36'32\"W
L827	5.11	N05°29'27\"E
L828	18.43	S51°37'40\"W
L829	18.20	S80°17'38\"E
L830	58.00	S01°56'23\"W
L831	63.60	S15°50'16\"W
L832	158.83	S02°37'49\"W
L833	176.88	S09°13'50\"E
L834	105.99	S00°16'29\"W
L835	74.32	S33°34'33\"E
L836	142.62	S52°00'41\"E
L837	198.78	S72°00'07\"E
L838	91.43	N13°38'21\"E
L839	35.00	S00°23'28\"E



KEY MAP (not to scale)

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